

# LEGACY • PROPHECY



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\*For parcel specific information, please call Community Development Department (714) 598-8706.

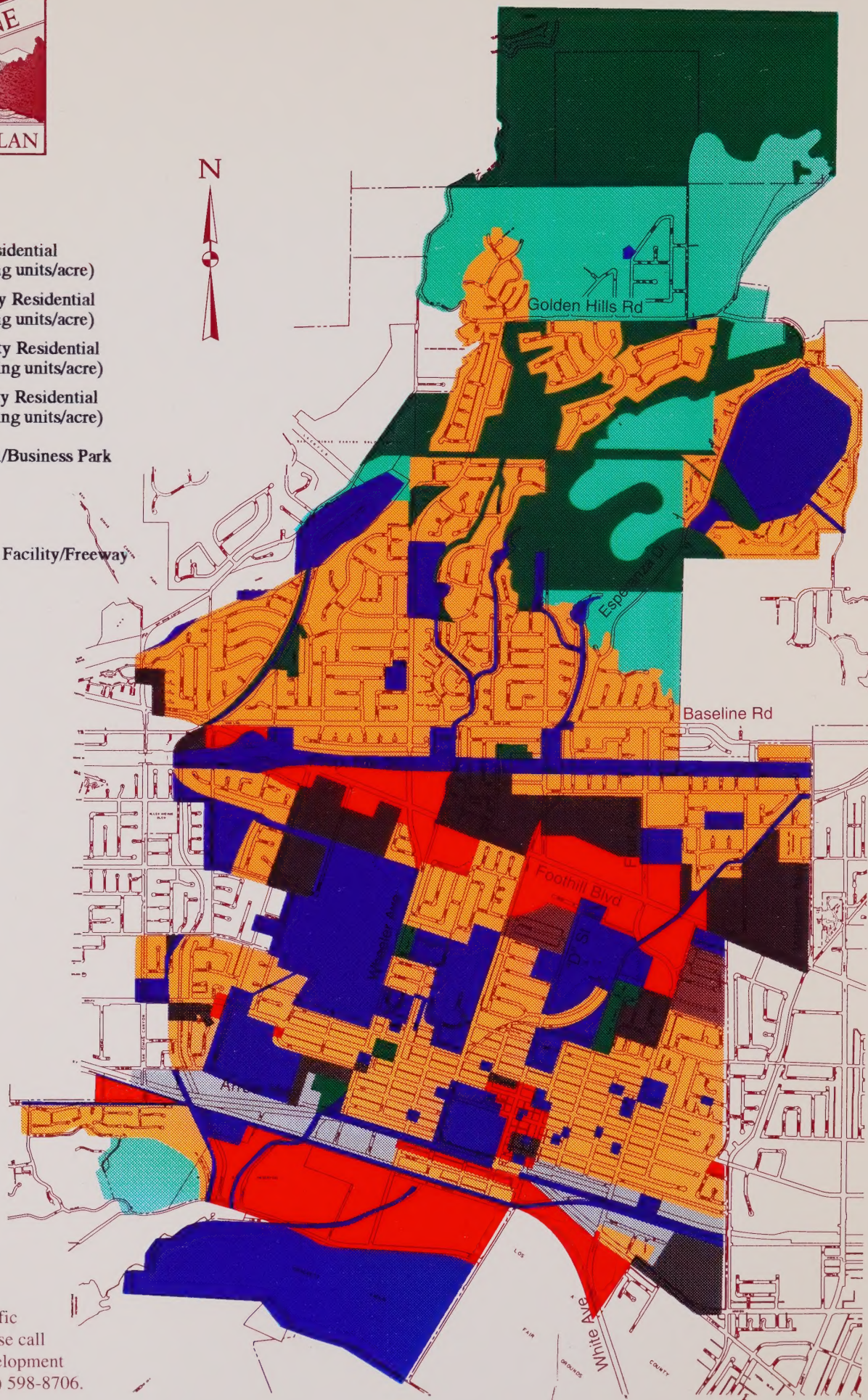








- Hillside Residential  
(0-2 dwelling units/acre)
- Low Density Residential  
(0-5 dwelling units/acre)
- Med. Density Residential  
(0-10 dwelling units/acre)
- High Density Residential  
(0-15 dwelling units/acre)
- Commercial/Business Park
- Industrial
- Community Facility/Freeway
- Open Space



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## A SUMMARY OF THE GENERAL PLAN



Much of what sets La Verne apart from other communities is the direct result of the legacy of caring inherited from its original residents.

Early La Verne or Lordsburg, as it was called, was once the hub of Southern California's "citrus empire." During the early 1900's, the town was proud of its small but prestigious college, vibrant downtown, gracious tree lined streets and the fragrant acres of citrus groves that surrounded the town.

Today La Verne has changed and grown. But because newer residents gratefully accepted their legacy, La Verne's development continues to be carefully planned.

La Verne's great growth during the 1970's and 80's (and the subsequent demands on its and natural resources) has necessitated a revision of the City's general plan— its "Constitution for Local Development." The general plan is combination research program, policy text and map, incorporating a three-year public participation program. The plan, approved in 1989, guides all development and growth decisions creating a comprehensive and long range prophecy for La Verne's future.

In order to best preserve the area's natural resources, provide adequate transportation, water and public services, the general plan :

- Projects a decreasing rate of growth, limiting La Verne to build-out population of 34,780 in 2010.
- Balances that growth by placing greater importance on economic development, community facilities and cultural resources.
- Makes major improvements to community design.

The General Plan addresses state mandated areas in the following six chapters:

- Land use
- Circulation
- Housing
- Resource Management (open space conservation)
- Noise
- Public safety

La Verne's plan also includes the following additional chapter:

- Community Facilities
- Economic Development
- Cultural Resources

### Major Policy Directions

#### 1. Land Use

The plan strongly discourages inefficient "leap-frog" growth; however, it allows modest growth in north and

south La Verne. The plan divides the City into three geographic policy areas:

- The Hillside Areas provide the last major area for new development and require the most stringent conservation guidelines to protect their greatest scenic and environmental resources.
- Central La Verne, including Lordsburg, is built out. Maintaining the quality of life through rehabilitation, neighborhood conservation, and enhancement of the downtown area is a major goal.
- South La Verne contains the city's only industrial area. Encouraging high quality, productive commercial and industrial development are goals.

Specifically, the land use element:

- Limits densities citywide; base density in hillside areas on net rather than gross acreage by deducting environmentally sensitive areas from the total acreage after constraints analysis; precludes development on slopes greater than 25 percent.
- Discourages annexation unless (1) public safety, recreational, and educational services can be fully provided and (2) future development in the annexed area conforms to La Verne standards.
- Strictly regulates institutional land uses and calls for overhaul of zoning and other standards.
- Prescribes more than 200 implementation measures and adopts a land use plan map to carry out its intent.

#### 2. Circulation

Recognizing that La Verne's street system is inadequate to handle even modest growth, the plan encourages both mass transit transportation and transportation systems management, a strategy which enables people to live within the system rather than continually widening and building more roads. In connection with the economic development chapter, it encourages more jobs in La Verne and less commuting.

#### 3. Community Facilities

Prior to 1989, La Verne never had a long-range plan to develop important community facilities — schools, libraries, or water system improvements — before they were obsolete. This chapter:

- Requires the City to develop a master capital improvement program;
- Imposes stringent review on development of community facilities;
- Recommends that the City observe the same standards required of private developers when developing its own facilities;

Cover:

Aerial view of La Verne looking southeast, 1948 (courtesy Evelyn Hollinger, City Historian)







- Identifies needed facilities: City Hall expansion and additional library space, for example.

Under the plan, new development is expected to pay its proportional share of these costs.

#### **4. Housing**

Sufficient housing is critical to the City's interests. An inadequate supply—as determined by the State's Housing and Community Development Department—does not provide enough affordable housing for residents and may jeopardize funding, resulting in legal sanctions and enforcement.

The plan also meets State guidelines by addressing several issues for the first time in La Verne.

- Consideration of the homeless;
- Addition of both upper and moderate/lower income units necessary to meet Regional Housing Needs Assessment (RHNA) as required by State law;
- Specialized housing needs (young children and the elderly; the disabled);
- Energy efficient housing;
- Innovative housing programs including neighborhood housing services, tool banks, and cooperative home building efforts called "sweat equity" housing.

#### **5. Public Safety**

This chapter addresses both natural hazards, like earthquakes, and the City's emergency capabilities for police, fire and paramedic services.

##### **The plan:**

- Requires La Verne, in accordance with recent state legislation, to survey and document all unreinforced masonry buildings;
- Imposes new requirements on developers to show that their property is not subject to seismic hazards (quakes and liquefaction, for example);
- Sets standards for police and fire services;
- Requires new projects to incorporate "defensible space" planning.

#### **6. Resource Management**

This chapter includes open space, recreation, conservation, scenic highways, air quality, and biological resources. It:

- Adopts a separate parks and recreation facilities master development program to address park acquisition, funding, and development.
- Designates four major scenic corridors, limiting development in those corridors in connection with the community design chapter.
- Is consistent with land use element policies requiring designation of wildfire hazard areas and regional gravel resources.
- Encourages tree preservation and solar design.

#### **7. Noise**

This chapter was updated from earlier studies to include noise contours for the proposed Foothill Freeway.

The text takes a strong stand to require that the proposed Route 30 freeway be fully depressed through La Verne and takes a strong position opposing further expansion of NHRA racing events at the Pomona fairgrounds.

#### **8. Cultural Resources**

La Verne is among the few California cities that have adopted general plan policies governing the protection of historic resources.

##### **The plan:**

- Encourages adaptive reuse of old buildings—refitting old buildings to uses which are different than the original but protect the building's appearance;
- Prohibits insensitive development in historic neighborhoods;
- Establishes an action program to protect landmark structures, identifying more than a dozen key historic sites.

#### **9. Economic Development**

Not mandated by State law, this chapter outlines the City's initial economic development strategy to broaden its economic base, increase employment and generate much needed revenue to continue high service levels.

#### **10. Community Design**

This chapter presents one of the most complete design programs found in any California general plan. Policies are based on a citywide reconnaissance survey — neighborhood by neighborhood— of design issues. The result is a series of design goals at both citywide and neighborhood levels converted to comprehensive design policies which:

- Toughen the design standards for hillside projects;
- Provide specific standards for residential, commercial, industrial, and public facility design;
- Encourage the preservation of historic structures, scenic corridors, and those physical features strongly identified with La Verne's image.

The community design strategy is keyed to six principles:

1. Protect La Verne's small-town character
2. Promote the "greening" of La Verne
3. Make La Verne's new development distinctive
4. Capitalize on La Verne's natural resources
5. Promote architectural excellence
6. Encourage "people-oriented" design that is based on the user's needs.

This booklet provides a summary of the general plan. For specific information regarding map or plan, please call Community Development Department (714) 596-8706.